

**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**August 13, 2008**

The meeting was called to order at 4:01 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

Harold Woodruff, Brent Fuller, Jack Matheson, Mary Jayne Davis, and  
Jason Jones

**ABSENT:**

Terri Mills and Phil Conder

**WEST VALLEY CITY PLANNING DIVISION STAFF**

John Janson, Frank Lilly, Ron Weibel, Steve Lehman, Jody Knapp, and  
Nichole Camac

**WEST VALLEY ADMINISTRATIVE STAFF:**

Claire Gillmor, Assistant City Attorney

**AUDIENCE**

Approximately eight (8) people were in the audience

**GENERAL PLAN CHANGE APPLICATION:**

**GP-2-2008**

**West Valley City**

**General Plan text change to include West Valley City's Growth Principles and Objectives**

The West Valley City Planning Commission is being asked to consider Growth Principles and Objectives to establish benchmarks for the City's General Plan update and to guide future development in the City. The growth principles and objectives were inspired by similar principles adopted by the Wasatch Front Regional Council (WFRC) and the Mountainlands Association of Governments (MAG) as part of the *Wasatch Choices 2040* regional transportation plan. In a series of study sessions with the West Valley City Planning Commission, the Growth Principles and Objectives were modified to reflect the unique conditions of West Valley City. These principles will act as a framework to guide the further development of the City's General Plan Update, and should be used in conjunction with other general plan elements to guide future land use decisions.

The West Valley City Planning Commission will be acting as a recommending body to the City Council, who will make the final approval or denial on these growth principles.

The Growth Principles and Objectives are as follows:

- 1. Provide public infrastructure that is efficient and adequately maintained.**
  - Promote redevelopment to better utilize existing infrastructure.
  - Optimize use and maintenance of existing infrastructure.
  - Promote compact development near transit consistent with market demand.
  - Encourage contiguous growth to reduce infrastructure expenses.
  - Develop long term funding sources for infrastructure development and maintenance.
  - Encourage cooperation and coordination in the use of transportation and utility corridors and rights-of-way.
- 2. Provide regional mobility through a variety of interconnected transportation choices.**
  - Develop a balanced, multi-modal transportation system.
  - Coordinate transportation with regional employment, housing, educational and activity centers.
  - Encourage future commercial and residential areas within close proximity of each other to reduce travel distances.
  - Encourage a balance of jobs and housing in each part of the region to reduce travel distances.
  - Support actions that reduce growth in per capita vehicle miles of travel.

- 3. Integrate local land use with regional transportation systems.**
  - Land use planning and decisions remain a function of local communities.
  - Preserve corridors for future infrastructure needs where legally defensible.
  - Make land use and transportation decisions based on a comprehensive understanding of their impact on each other.
- 4. Provide housing for people in all life stages and incomes.**
  - West Valley City's goal is to encourage the development of owner-occupied housing for a variety of income levels.
  - Consider providing an adequate supply of workforce housing near regional job centers.
  - Encourage land use and housing policies to accommodate the need for a variety of housing types throughout the region.
  - Encourage owner-occupied housing and other development near transit to maximize the efficiency of the public transportation system.
- 5. Ensure public health and safety.**
  - Encourage communities to develop transportation facilities that promote physical activity and healthy living.
  - Encourage accessibility of housing to other destinations to enable the routine use of walking and bike paths.
  - Promote water conservation initiatives within the City.
  - Promote interconnected streets to reduce travel distances.
  - Provide efficient police and emergency access.
  - Provide safe access to, and use of, all modes of transportation.
- 6. Enhance the regional economy.**
  - Improve mobility to foster a robust economy.
  - Use transportation investments and land use decisions to develop the local and regional economy.
  - Transportation and land use decisions should lead to improved quality of life to help retain and recruit businesses and labor.
  - Transportation and land use decisions should help keep our region an affordable place to live and do business.
- 7. Promote regional collaboration.**
  - Encourage collaboration among government, business, education, civic and community organizations.
  - Coordinate development and maintenance of regionally significant utilities and transportation facilities.
  - Include a broad base of involvement in the planning process.
  - Coordinate local and regional planning efforts.
  - Promote the sharing of information and expertise.
  - Coordinate local and regional emergency services.

**8. Strengthen sense of community.**

- Promote paths to homeownership, to build and sustain long-lasting, vibrant neighborhoods.
- Preserve and enhance existing single family neighborhoods.
- Preserve environmental, cultural, and historical assets.
- Promote unity and cohesiveness while valuing excellence and diversity.
- Avoid physically dividing neighborhoods.
- Use transportation to bolster town centers.

**9. Protect and enhance the environment.**

- Protect and enhance the natural environment.
- Enhance the aesthetic beauty of our built environment.
- Promote conservation of energy, water, and regionally significant critical lands.
- Enhance air and water quality.
- Encourage conservation of open space and irreplaceable natural resources in land use decisions.
- Create and enhance access to areas of natural beauty and recreation.
- Encourage community trails coordinated with regional/state trail systems.

**Staff Alternatives:**

1. Approval, in order to ratify current staff practice and to guide the continued development of West Valley City's general plan update.
2. Continuance, for further review by the Planning Commission.
3. Denial, for reasons determined in the hearing.

**Applicant:**

West Valley City

**Discussion:** Frank Lilly presented the application. The Planning Commission had no further concerns to discuss.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Matheson moved for approval of West Valley City's Growth Principles and Objectives, striking the 4<sup>th</sup> bullet point on item number 6.

Commissioner Jones seconded the motion.

**Roll call vote:**

Commissioner Davis	Yes
Commissioner Fuller	No
Commissioner Jones	Yes
Commissioner Matheson	Yes
Chairman Woodruff	Yes

**Majority - GP-2-2008– Approved**

**ZONE TEXT CHANGE APPLICATION:**

**ZT-11-2008**

**West Valley City**

**Landscape Berm Requirement Changes**

West Valley City is proposing changes to the landscape berm requirement in the Off-Street Parking Requirements (Chapter 7-9) of the West Valley City Ordinances. The pertinent section, copied below, requires a minimum three foot high berm in the twenty foot wide landscape strip adjacent to a street.

**7-9-113. LANDSCAPING AND SCREENING.**

(1) Parking lots with five or more spaces must have a minimum of a 10-foot wide landscape strip in side yards adjacent to any street and a minimum of a 20-foot wide landscape strip in front yards. A 10-foot wide landscape strip shall incorporate a 2-foot high masonry screen wall with the landscaping sloping upward to the top of the wall. 20-foot wide landscape strips shall incorporate a berm with a minimum elevation of three feet above the adjacent sidewalk. Exterior perimeters of the parking lot, which are not adjacent to a street, shall have a minimum of a five-foot wide landscaping strip.

Staff is suggesting a modification to this section to eliminate the need for a berm in certain situations, such as not being able to meet drainage requirements in any other practical manner other than using swales, or using accepted techniques and materials as part of an energy efficient program (i.e. LEED certification) or an environmental enhancement program such as bioswales.

The following restrictions would apply:

- The Planning Commission may consider this alternative as a conditional use on properties over ten (10) acres.
- Modification would be allowed only in an M zone.
- Allowed only on interior streets within the development.
- Not allowed on any high-image street or major arterial.

- A combination of hedges, shrubs, trees, landscape boulders, screen walls and similar devices shall be used to provide adjacent parking lot screening and variation.

These changes, if adopted, would be incorporated into Chapter 7-9-113(1), Landscaping and Screening, in the Off-Street Parking chapter. Suggested language for the changes would be:

“The Planning Commission may consider alternatives to the berming requirement as a conditional use on properties of at least ten (10) acres. This provision would apply only to properties in the Manufacturing (M) zone and only on interior streets within the development, not on any high-image arterial streets. Screening for adjacent parking lots would be required using a combination of hedges, shrubs, trees, landscape boulders, screen walls and similar devices.”

Included in the packet is some information on bioswales.

**Staff Alternatives:**

- Approval, subject to the resolution of any issues raised at the public hearing. The following requirements would apply:
  1. The Planning Commission may consider this alternative as a conditional use on properties over ten (10) acres.
  2. Modification would be allowed only in an M zone.
  3. Allowed only on interior streets within the development.
  4. Not allowed on any high-image street or major arterial.
  5. A combination of hedges, shrubs, trees, landscape boulders, screen walls and similar devices shall be used to provide adjacent parking lot screening and variation.
- Continuance, to allow for the resolution of any issues raised at the public hearing.
- Denial, as the current ordinance addresses the issues of landscaping and screening adequately and this text change is not necessary.

**Applicant:**

West Valley City

**Discussion:** Ron Weibel presented the application. Brent Fuller questioned if everything that requires a berm will need to go through a conditional use process under this change to the ordinance. Ron replied that anyone that wants to eliminate a berm will need to and added that even something 10 acres or more will have to go through the conditional use process. He stated that he thinks it would be extremely rare to see an application being submitted to eliminate berms for the

sole purpose of swales. Jason Jones questioned what the Board of Adjustment's role is in modifying any of these new conditions. Ron stated that this is not something that staff can allow a variance on because it is part of the ordinance but requested legal advice on the possibility of it going to the Board of Adjustment. Claire Gillmor explained the process an applicant must undergo and the series of requirements needed to apply to the Board of Adjustment. She stated that someone may appeal this type of project to the Board but the criteria involving the process are very specific and difficult to meet. Ron further explained that someone would not be allowed to put a swale on their property simply because it's cheaper. A variance could only potentially be granted if an applicant could prove that not having a swale is a hardship of the land.

Jack Matheson stated that swales have been used at the International Center and looking at those he has seen that some of these have overgrown with vegetation even though they have concrete bottoms. He stated that sometimes the swales catch a lot of garbage so placement is very important. Commissioner Matheson continued to explain that soil in West Valley City is composed mainly of clay where those near the International Center are sand and gravel. The sand and gravel accept a lot of water and there isn't a lot of water run off so no pipe is really needed. Commissioner Matheson explained that his concern is that water will not go directly into the ground in West Valley City and piping should be required to capture excess water. Ron replied that in this specific case the swales are still meant to act as a storm drain system and will empty into a pond. Jack expressed concern that developers must retain or detain water on their own property and this particular drainage area will not be owned by the developer. Ron answered that the applicant will still need to meet all the requirements of the Public Works department and added that some water will likely be detained in parking lots.

Brent Fuller stated that he is not necessarily opposed to this because they have to come through and present their plans through a conditional use process. Ron explained that this is just a first small step to accommodate our ordinances to environmental issues that will be important in the next few years and added that other things may need to be changed and looked at as well. Commissioner Fuller stated that there are parts of the swale system that he doesn't like but he would like to see someone try to come up with a good system. Harold Woodruff agreed.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Fuller moved for approval subject to the 5 staff conditions.

Commissioner Davis seconded the motion.

**Roll call vote:**

Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	No
Chairman Woodruff	Yes

**Majority - ZT-11-2008– Approved**

**SUBDIVISION APPLICATIONS:**

**S-14-2008**

**Sunset Hills Subdivision – Final Plat – Phase 2**

**6600 South 7150 West**

**R-1-10 Zone**

**108 Lots**

**32.5 Acres**

**BACKGROUND:**

Chris Drent, is requesting final plat approval for the second phase of the Sunset Hills Subdivision. The subject property was rezoned in May 2006 from the A-1 zone to the R-1-10 zone. The overall project received preliminary approval in August 2006, and Phase 1 was recorded in early 2008.

A development agreement was reviewed and approved by the Planning Commission and City Council which sets forth the development standards to be used in this subdivision. Staff will provide a copy of the design guidelines to assist the Planning Commission

**STAFF/AGENCY COMMENTS:**

**Public Works:**

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.
- Follow recommendations outlined in the soils report.
- Concerns regarding elevation changes throughout the subdivision.
- Revisions to plat required.
- Contact Salt Lake County for approval regarding street names and subdivision name.

**Building Division:**



- Follow recommendations outlined in the soils report.

Utility Companies:

- Standard Utility Easements required.

Kearns Improvement District:

- Developer will need to coordinate all matters regarding water and sewer services.
- Water is available for this phase. Parcel B will be used as a pump house to provide water service for the last phase.

Parks Department:

- Collection of park impact fees will be required.

Fire Department:

- Project to meet all fire codes relating to this type of development.
- Hydrants to be shown on plat.

**ISSUES:**

The final plat consists of 108 lots on 32.4 acres. This equates to an overall density of 3.2 units per acre. Lots range in size from 8,000 square feet to 18,191 square feet. The average lot size in the subdivision has been calculated at 9,200 square feet.

Access to the subdivision will be gained from 6600 South and from Oquirrh Mesa Drive. Additional sub streets will be platted within this phase to provide access for the remaining phase to the west. All streets within phase 2 will be dedicated to a 54-foot width to include curb, gutter, sidewalk and asphalt.

Various right-of-way widths will be used for the Sunset Hills development. The developer has dedicated the first portion of 6600 South adjacent to phase 1 as a 40-foot half width. This right-of-way width will continue westward adjacent to this phase. Oquirrh Mesa Drive has been dedicated and improved to a 66-foot right-of-way. Oquirrh Mesa Drive will have a 10-foot landscaped parkstrip on the west side of the street. The east side will provide a wide landscaped buffer between the courtyard homes and Oquirrh Mesa Drive. The north side of 6600 South will consist of a 5-foot sidewalk and 5-foot parkstrip.

This phase of the project is challenging because of its prior use a gravel pit. As with phase 1, staff will recommend that the developer coordinate the grading and drainage plan with the City Engineering Division. The grading and drainage plan will need to reflect methods of lot grading and retaining if necessary.

As part of the preliminary plat, a soils report was submitted. The report stated that no ground water was encountered to a depth of 15 feet. However, the soils report did address fill that had been brought to the site. The report indicated that this fill should be removed from below proposed buildings, slabs and pavement. The developer will need to coordinate this issue with the City Engineering Division as it relates to roadways etc., and the Building Division as it relates to new construction.

The developer will be responsible to coordinate the availability of all utilities for the subdivision. With regards to water and sewer, Kearns Improvement District has informed staff that water connections are readily available for this development. Sewer easements are located throughout phase 1 which will extend to the west to accommodate the needs of this phase and the phase to the west.

Per the development agreement, the developer will install a decorative pre-cast masonry wall along 6600 South and the west side of Oquirrh Mesa Drive. The north side of the subdivision will be fenced with a 6-foot vinyl fence. Staff will recommend that the vinyl fence not be installed until some of the housing is in place and ready for occupancy.

The southwest corner of the project will contain a parcel for a future water pump house. The parcel has been provided at the request of Kearns Improvement District. For this phase of the subdivision, the district has stated that water service is available from a water tank to the north. However, as the elevation of the next phase will be higher than the service tank, the pump house will need to be installed to provide this service. The parcel in question will be owned by KID and will be maintained by them as well.

#### **STAFF ALTERNATIVES:**

- A. Grant Final Plat approval for the second phase of the Sunset Hills Subdivision subject to the following conditions:
  - 1. That the subdivision be guided by the recorded development agreement.
  - 2. That the developer contact the Salt Lake County Auditor=s Office regarding the subdivision name and all street names associated with the development.

3. That compliance be made with the Kearns Improvement District i.e., water line extensions, connections, water rights and fire protection. The developer shall resolve all matters regarding sewer connections as well.
  4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate this condition with any and all water users.
  5. That 6600 South be dedicated to a 40-foot half width and constructed in accordance with plans and profiles approved by the City Engineering Division.
  6. That the developer install fencing as outlined in the development agreement. Staff recommends that the vinyl fence along the north boundary not be installed until a number of dwellings have been constructed and ready for occupancy.
  7. That all recommendations outlined in the soils report be followed. No groundwater was encountered to a depth of 15.5 feet.
  8. That the developer continue to coordinate grading and drainage issues with the City Engineering Division. Said grading plan shall identify areas of concern with regards to existing slopes and/or fill. The grading plan will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential grading problems between lots.
  9. That as an on-going condition, the developer shall establish a Home Owners Association. Said Association shall be in place and functional prior to the subdivision being 80% complete.
- B. Continue the application to address issues raised by the Planning Commission.

**Applicant:**

Chris Drent  
45 West 10000 South  
#301  
Sandy, UT 84070

**Discussion:** Steve Lehman presented the application. Jack Matheson indicated that a discussion was held regarding the gravel pit to the south of this project and questioned whether this is a problem. Chris Drent, the applicant, replied that his company controls when that gravel pit is shut down and they are currently utilizing it until it becomes a problem in marketing homes. Jason Jones questioned whether drainage concerns are addressed in the staff alternatives. Steve Lehman

replied that all drainage issues will be resolved under condition number 8. Commissioner Jones asked if a park will be dedicated and if there will be walkways. Steve answered that the park was actually dedicated as part of phase 1 and added that a trail-like system will be included. Mary Jayne Davis stated that she remembered having a discussion during the study session regarding the parkstrip. Steve Lehman reminded her that this conversation was initiated to get feedback from the Planning Commission on landscaping versus the original proposal of concrete in the parkstrip. Steve stated that the HOA will be maintaining a substantial landscaped area. Mr. Drent explained that it will give the subdivision a softer feel and stated that the HOA will take care of maintaining everything. Steve Lehman stated that staff is not opposed to a landscaped parkstrip, it simply wasn't part of the development agreement.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Jones moved for approval subject to the nine staff conditions.

Commissioner Matheson seconded the motion.

**Roll call vote:**

Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Chairman Woodruff	Yes

**Unanimous - S-14-2008– Approved**

**S-28-2008**

**Highbury Place Subdivision – Phase 5**

**2995 South 5335 West**

**R-1-8 Zone**

**30 Lots**

**6.9 Acres**

**BACKGROUND:**

Brad Mackay, representing Ivory Homes, is requesting final plat approval for the fifth phase of the Highbury Place Subdivision. The proposed application is located to the south of phases 1 and 2 and immediately to the west of the Valley Crest Elementary School.

**STAFF/AGENCY COMMENTS:**

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.
- Follow recommendations outlined in the soils report.
- Will need to address grading and drainage concerns.
- Will need appropriate easements for storm water and sewer connections.
- Revisions to plat required.
- Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

- Follow recommendations outlined in the Soils report.

Utility Companies:

Standard Utility Easements required.

Fire Department:

- Project to meet all fire codes relating to this type of development.
- Hydrants to be shown on plat.

**ISSUES:**

Ivory Homes is requesting final approval for the fifth phase of the Highbury Place Subdivision. This phase consists of 30 lots on 6.9 acres. Lot sizes range from 5,900 square feet to 10,321 square feet.

Due to the success of new dwelling plans, and resident desire for 3-car garages, Ivory has increased the size of various lots in this phase of the subdivision. Overall, Ivory expects to eliminate between 5 and 8 lots throughout Plat B. According to the developer, lot sizes were anticipated to increase in each of the first phases of the Highbury Subdivision. This expectation seems to be working as the average lot size through the first 4 phases has increased over 700 square feet per lot.

Housing will be based on the development agreement. In order to provide more variety, Ivory is continually working on new plans for this development. Additional plans have been added to the 2008 catalogue. A copy of this catalogue has been made available to staff.

Access to the subdivision will be gained from existing stub streets from phases 1 and 2 to the north. This phase will provide stub streets for future development to the south. All streets in the subdivision will be dedicated and will consist of a 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. Ivory Homes has submitted a tree planting plan for the entire Highbury Place Subdivision. Ivory will provide home owners with a voucher to purchase said trees. The residential HOA will ensure that trees are planted according to this plan.

The subdivision is located to the west of the Valley Crest Elementary School. During the preliminary plat discussions, the Planning Commission recommended that a walkway be provided along the school boundary. Ivory Homes and the School District have determined that this phase of the development would provide the walkway. The walkway will be maintained by the Home Owner's Association.

Ivory Homes is planning on installing basements for all homes. A soils report has been prepared which indicates that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in this phase will be raised approximately 2 feet similar to other phases in this subdivision. This will allow full basements to be constructed. In addition, Ivory will be installing a sub-drain system to provide an extra measure of protection for new home owners.

#### **STAFF ALTERNATIVES:**

- A. Grant final plat approval for the fifth phase of the Highbury Place Subdivision subject to the following conditions:
1. That the subdivision be guided by the design standards and all exhibits of the development agreement.
  2. That the developer contact the Salt Lake County Auditor=s Office regarding the subdivision name and all street names associated with the development.
  3. That compliance be made with Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection.
  4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.

5. That the developer follow all recommendations outlined in the soils report. The proposed sub-drain system shall be reviewed and approved by the City Engineering Division.
  6. That the proposed development comply with all provisions of the West Valley City Fire Department.
  7. That a walkway to the Valley Crest Elementary School be provided between lots 522 and 523. Said walkway shall be maintained by the Highbury Place Home Owner's Association.
- B. Continue the application to address issues raised by the Planning Commission.

**Applicant:**

Brad Mackay  
978 East Woodoak Lane  
Salt Lake City, UT 84117

**Discussion:** Steve Lehman presented the application. Jack Matheson questioned whether the walkway will enter from the subdivision into the grassy area of the school. The applicant, Brad Mackay, replied that it will and added that the pathway is on the rear of the school grounds. Commissioner Matheson questioned whether import fills will be brought in. Mr. Mackay replied that the roads will most likely need import fills but existing soils will be used around the lots.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Davis moved for approval subject to the seven staff conditions.

Commissioner Jones seconded the motion.

**Roll call vote:**

Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Chairman Woodruff	Yes

**Unanimous - S-28-2008– Approved**

**S-29-2008**

**Condie Subdivision – Amended & Extended  
4175 South 4800 West**

**BACKGROUND:**

Jeff Condie is requesting preliminary and final plat approval for the Condie Subdivision Amended and Extended. The subject property is bordered on the north by the Granger Gardens Subdivision and the east by the Moose Landing PUD. Property to the south is zoned residential and will be subdivided in the future as part of the Condie Park Estates Subdivision.

**STAFF/AGENCY COMMENTS:**

Granger Hunter Improvement District:

- Standard design improvements required.
- Coordinate existing easements and improvements.

Public Works Department

- Will need to meet all conditions of dedicated rights-of-way.
- Will need to dedicate 7 feet along 4800 West.

**ISSUES:**

- Jeff Condie is requesting approval to amend the original Condie Subdivision. The original plat consisted of 6 lots on approximately 2.3 acres. The original plat also contained a portion of 4175 South as a dedicated street. The purpose for this plat is to extend the subdivision eastward, dedicate the remaining right-of-way for 4175 South and consolidate all lots to create one large lot. In addition, the plat will dedicate an additional 7 feet along 4800 West to complete the full right-of-way requirements along this road.
- In April 2008, the Planning Commission reviewed a conditional use permit and development plan for the remaining undeveloped property. At the present time, the project site consists of 22 dwelling units. The recently approved conditional use will allow the developer to build an additional 12 units.
- As part of the conditional use approval, the Planning Commission recommended that all existing lots be consolidated to create one large lot. In addition, access to any new units would need to be gained from a dedicated street. As a result, Mr. Condie has submitted a plat that accomplishes all of these requirements.
- This application is not intended to address any site related issues of the multiple family units. Mr. Condie continues to resolve the recommendations of the Planning Commission with staff.

**STAFF ALTERNATIVES:**



1. Approval of the Amended Condie Subdivision subject to a resolution of staff and agency recommendations.
2. Continuation, to address issues raised during the public hearing.

**Applicant:**

Jeff Condie

Not present

**Discussion:** Steve Lehman explained that the applicant has requested a continuance to allow further time to work through issues regarding the 7 foot dedication and improvements with West Valley City's Public Works Department.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Fuller moved for continuance

Commissioner Jones seconded the motion.

**Roll call vote:**

Commissioner Davis Yes

Commissioner Fuller Yes

Commissioner Jones Yes

Commissioner Matheson Yes

Chairman Woodruff Yes

**Unanimous - S-29-2008– Approved**

**CONDITIONAL USE APPLICATIONS:**

**C-33-2008**

**Intermountain Lift Truck Pole Sign**

**2475 South 2570 West**

**M Zone (4.4 Acres)**

The applicant, Mark Williams with Intermountain Lift Truck, is requesting a conditional use for a pole sign. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates Light Manufacturing uses for this area. The surrounding zone is M, Manufacturing. The surrounding uses include industrial and manufacturing businesses, and I-215 is located directly east of this site.

On July 2, 2008, Mr. Williams requested a variance from the Board of Adjustment for the 10 acre minimum pole sign requirement. The business is located on 4.4 acres, is oriented towards I-215 and there is quite an elevation change up to the road. Therefore, the Board

granted the variance. However, pole signs are conditional uses in the manufacturing zone and must also have approval from the Planning Commission.

Mr. Williams is proposing to construct a 25-foot tall pole sign with 87.5 sqft of signage. An electronic message center will occupy 47.5 sqft, or 54%, of the signage. Per section 11-5-107(1)(a)2 freeway oriented signs are permitted to have 100% electronic message coverage and are not required to be turned off at night. The sign will be required to have a pole cover that is compatible with the building. The applicant is proposing a black aluminum cover. The sign will be located within a landscaped area with a setback of 30' from the right-of-way. The applicant has not proposed any berming adjacent to the base of the sign.

**Staff Alternatives:**

**Approval**, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The sign shall be constructed per the approved sign plan.
2. All requirements of the sign ordinance shall be met.
3. A building permit must be issued for the pole sign.

**Continuance**, to allow for the applicant to submit revised sign plans.

**Applicant:**

Mark Williams  
2475 S. 2570 W.  
West Valley City, UT 84119

**Discussion:** Jody Knapp presented the application. Harold Woodruff clarified that the applicant went to the Board of Adjustment because the lot didn't meet size requirements for a pole sign. Jody replied that this is correct and added that the Board of Adjustment granted the variance. Mark Williams, the applicant, explained that there is no way for him to advertise his business due to the layout of the property. He added that a monument sign won't work at the location because of the grade and a pole sign will be high enough for people to see.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Matheson moved for approval subject to the three staff conditions.

Commissioner Jones seconded the motion.

**Roll call vote:**

Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Chairman Woodruff	Yes

**Unanimous - C-33-2008– Approved**

**PLANNING COMISSION BUSINESS**

Approval of minutes from July 9, 2008 (Regular Meeting) **Continued**  
Approval of minutes from July 16, 2008 (Study Session) **Continued**  
Approval of minutes from July 19, 2008 (Study Session) **Continued**  
Approval of minutes from July 23, 2008 (Regular Meeting) **Continued**

There being no further business, the meeting adjourned at 4:40 p.m.

Respectfully submitted,

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Nichole Camac, Administrative Assistant